

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2025-0023
In the Matter of the Application of DAVID C. CHAPLIN and SUZANNA L. CHAPLIN Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: March 26, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. David C. Chaplin 2. Suzanna L. Chaplin

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Dresden, Washington County.

This authorization shall expire unless recorded in the Washington County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Washington County Clerk's Office. The Agency will consider the project in existence when the foundation of the single family dwelling has been constructed.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is a 102.9±-acre parcel of land located on NYS Route 22 in the Town of Dresden, Washington County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 35, Block 1, Parcel 14.1, and is described in a deed from Champlain, LLC to David C. Chaplin & Suzanna L. Chaplin, dated July 9, 2022, and recorded July 29, 2022 in the Washington County Clerk's Office under Instrument Number 2022-4208.

The project site contains shoreline on Lake Champlain and is improved by an accessory barn. A railroad bed runs north-south along the shoreline.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and the installation of an on-site wastewater treatment system and an individual water supply well.

The project is shown on the following maps, plans, and reports:

- An un-titled site plan prepared by David C. Chaplin, dated February 20, 2025 and received by the Agency on March 10, 2025 (Site Plan); and
- "On-site sewage disposal system site plan-details-notes," prepared by Wales Engineering, dated November 1, 2023 and received by the Agency on January 31, 2025 (Septic Plans).

A reduced-scale copy of the Site Plan for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the construction of any single family dwelling on Resource Management lands in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Washington County Clerk's Office.
2. This permit is binding on the permittees, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit, the Site Plan, and the Septic Plan shall be furnished by the permittees to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].

4. This permit amends and supersedes permits 1984-282, 1985-66 and 1985-66A in relation to the project site. The terms and conditions of permits 1984-282, 1985-66 and 1985-66A shall no longer apply to the project site.
5. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2025-0023, issued March 26, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on the project site in the location shown and as described on the Site Plan.

The single family dwelling shall be no more than 30 feet in height, as measured from the highest point on the structure to the lower of either existing or finished grade. The single family dwelling shall be less than 2,000 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. Any expansion beyond these dimensions shall require prior written Agency authorization.

7. The construction of any additional dwelling or other principal building on the project site shall require a new or amended permit.
8. Any on-site wastewater treatment system on the project site installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Septic Plan. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

9. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
10. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky, toward NYS Route 22, adjoining property, or Lake Champlain.
11. All exterior building materials, including roof, siding and trim, of the dwelling shall be a dark shade of green, red, grey, or brown.

12. Within 100 feet of the centerline of NYS Route 22 or within 100 feet of the railroad bed, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed on the project site without prior written Agency authorization, except for the removal of 1) an area up to 20 feet in width for driveway maintenance and utility installations from NYS Route 22, and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
13. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
14. Prior to undertaking construction of any dock or boathouse on the project site, written authorization of plans for the dock or boathouse, including all attached upland structures, shall be obtained from the Agency.
15. No structures greater than 100 square feet in size, shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Lake Champlain.
16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than two principal buildings located on the project site at any time. The single family dwelling authorized herein constitutes one principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

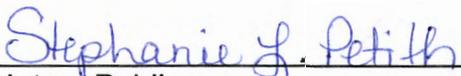
PERMIT issued this 26th day
of march , 2025.

ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 26th day of march in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

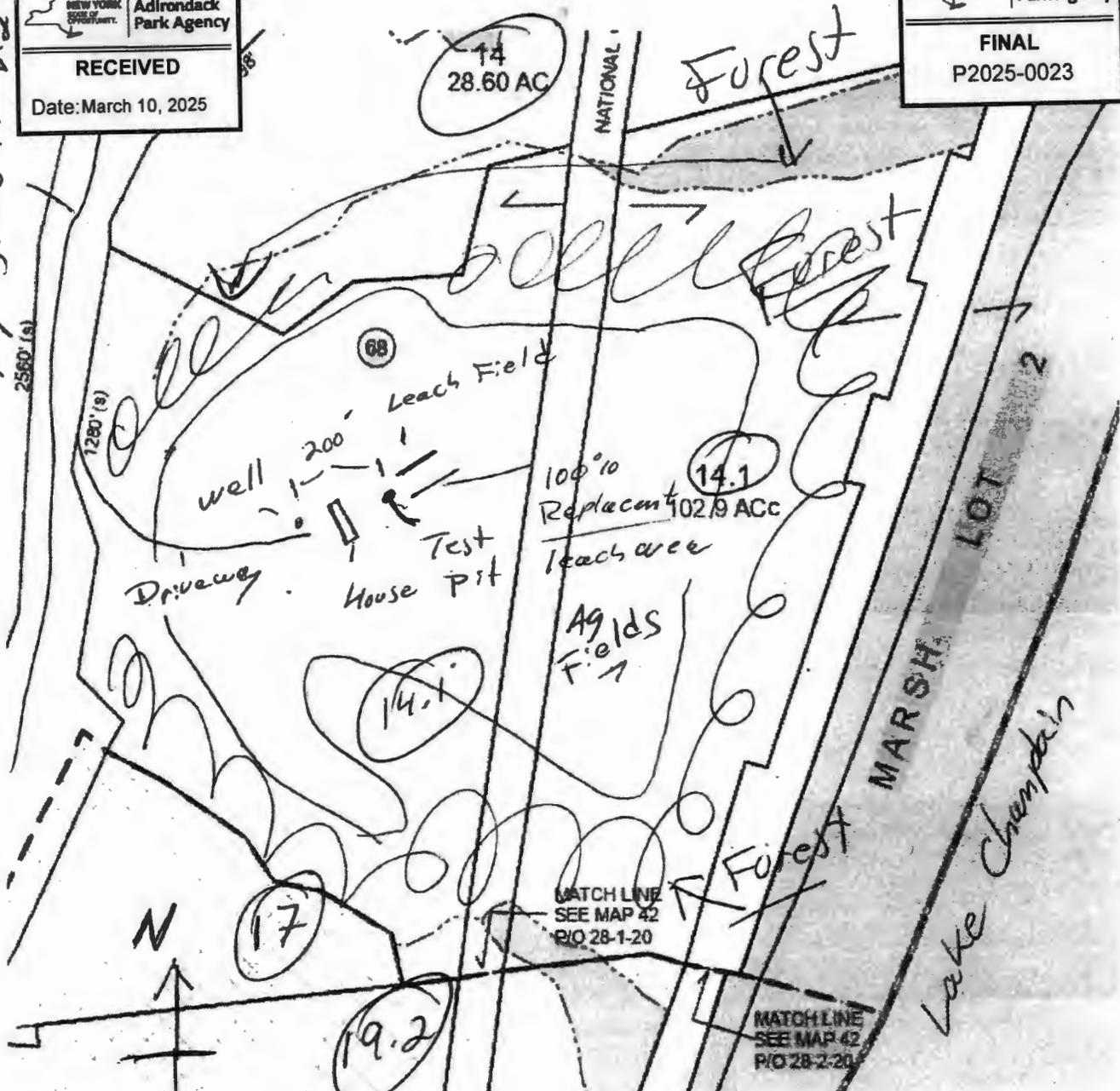

Notary Public

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025

NEW YORK STATE OF ENVIRONMENT & CONSERVATION
Adirondack Park Agency
RECEIVED
 Date: March 10, 2025

NEW YORK STATE OF ENVIRONMENT & CONSERVATION
Adirondack Park Agency
FINAL
 P2025-0023

NY State Rt 22



Approximately 650' From state Rt 22
 " 320' " Parcel 35.-1-14 To North
 895' " " # 42.-1-17 To South
 1,300' " " # Lake Champlain To the east.

Prepared 2-20-25
 By David C. Chaplin
[Signature]